

United States Bankruptcy Court  
Middle District of Pennsylvania

In re:  
Virginia Maria Sabo  
Debtor

Case No. 16-04377-RNO  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0314-1

User: karendavi  
Form ID: pdf010

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 28, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on  
Mar 02, 2017.

+Citibank NA, CT Corporation System, 116 Pine Street Suite 320, Harrisburg, PA 17101-1250

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 02, 2017

Signature: /s/Joseph Speetjens

---

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 28, 2017 at the address(es) listed below:

James Warmbrodt on behalf of Creditor NATIONSTAR MORTGAGE LLC bkgroup@kmlawgroup.com  
Stephen Wade Parker on behalf of Debtor Virginia Maria Sabo Mooneybkecf@gmail.com,  
wade@swparkerlaw.com  
Steven M. Carr (Trustee) carrtrustee@yahoo.com, pa31@ecfcbis.com  
United States Trustee ustpregion03.ha.ecf@usdoj.gov

TOTAL: 4

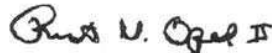
IN THE UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:	:	CHAPTER 7
VIRGINIA MARIA SABO,	:	CASE NO: 1-16-bk-04377-RNO
Debtor	:	
	:	
VIRGINIA SABO,	:	
Movant	:	
	:	
v.	:	
	:	
CITIBANK, NA,	:	
Respondent	:	

**ORDER**

Upon consideration of the Motion to Avoid Judicial Lien of Citibank, NA filed herein by the Debtor, the Court grants Debtor's motion and orders the lien obtained by Citibank, NA on or about, January 27, 2012, against the Debtor's real property located at 8 Meadow Lane, Hanover PA 17331, having been entered of record in Citibank, NA v. Virginia M. Sabo, 2011-SU-4485, in the York County Court of Common Pleas in the amount of \$27,050.18 plus court costs and attorneys' fees, is hereby avoided, canceled, and ordered removed from Debtor's real property located at 8 Meadow Lane, Hanover, PA 17331.

By the Court,



Robert N. Opel, II, Chief Bankruptcy Judge  
(DG)

Dated: February 28, 2017